

HAVENS Input Data: U.S. Census Data 2000

Age Group (1,000s)	Number (1,000s)	Percentage Home Ownership	Number Of Homeowners (1,000s)	Immigrant Rate (per year)	Average Income	Mortgage Load @ 28% Debt (\$/month)	Average Home Price		Average Home Price	
							Affordable @5% APR	Affordable @7% APR	Affordable	Affordable
15-19	19,894	8	1,591	65,733	23,000	537	83,000	72,000		
20-24	18,693	14	2,617	80,620	31,000	723	119,000	103,000		
25-29	17,625	45	7,931	96,577	38,000	887	150,000	129,000		
30-34	19,564	53	10,369	81,044	48,000	1,120	185,000	158,000		
35-39	22,044	53	11,683	58,655	53,000	1,237	203,000	173,000		
40-44	22,769	53	12,067	41,912	53,000	1,237	203,000	173,000		
45-49	20,059	54	10,832	30,977	57,000	1,330	217,000	185,000		
50-54	17,626	56	9,871	25,887	60,500	1,412	229,000	195,000		
55-59	13,452	60	8,071	23,887	46,000	1,073	178,000	153,000		
60-64	10,757	62	6,669	21,767	44,000	1,027	171,000	147,000		
>65	34,933	67	23,405	37,266	23,000	537	83,000	72,000		

Other Data:

Average Length Of Ownership:	8	years
Average Increase In Home Prices:	5%	per year
House Price Volatility:	1 year	
	5 years	
	10 years	
	20 years	
Existing Homes Sales Rate:	1,600,000	per year
New Home Sales Rate:	1,000,000	per year

ref: www.ssa.gov/OACT/NOTES/AS112/tab12.html

++ ref: interest.com

Fig. 1

Fig. 2

1. Net Population Change (NC) Per Age Bracket N:

$$NC = NL - N - IMN + IML - DRL \quad \text{where}$$

NL = Population in lower bracket

IML = Immigration population in lower bracket

IMN = Immigration population in bracket N

DRL = Death rate in lower bracket (native + immigrant)

Note: For > 65 bracket $NC_{65} = N_{65} + NL - DR_{65}$

Note: For < 15 bracket $NC_{15} = N_{15L} + BR_{15L} - DR_{15L}$

2. Future Home Price (FHP) Changes over Current Home Prices (HP) per Bracket:

$SFHP = \$CHP * (1 + HIR)^{EXP(YRS)}$ where YRS is number of years in the future
and

HIR = Home inflation rate where

$HIR = F(BAI(WIR), NH + EHF(ALH), NC, SDC(NH + EHF(ALF)), CIR)$ where

BAI = Bracket average income (function of wage inflation rate WIR)

NH = New homes for sale

EHF (ALH) = Existing homes for sale (function of average length of ownership by bracket)

SDC = Supply-Demand Curve (shows price as function of # of houses available)

CIR = Commodity inflation rate (prices of home building materials)

Key Variables For HAVEN Creation

**Ownership Allocation Type (Loan Or Sale)
Fractional Ownership Allocated To HAVEN
Insurance Feature (Optional)
Costs/Overhead Charges By HAVEN
Corporation/Entity
Projected Demand For HAVENs
Number Of Homes Bundled Per HAVEN Unit
Projected Average Length Of Time
HAVEN Unit Will Exist**

Fig. 3

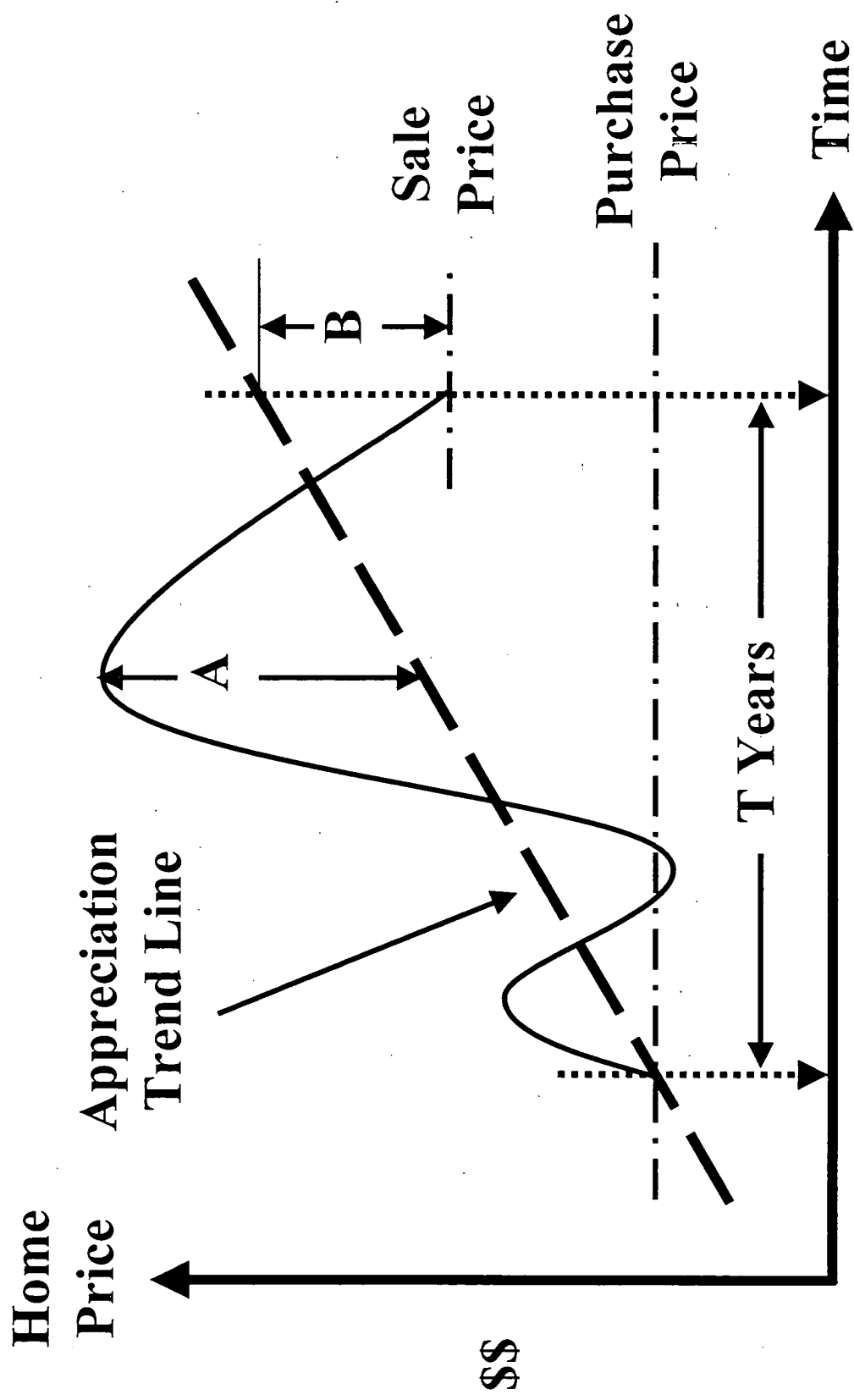


Fig. 4